

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Change____ Site Plan X Special Permit____

Tax Map Designation: Sec. 70 Block 1 Lot 49.2

BUILDING DEPARTMENT PERMIT NUMBER:

PA -
MUST FILL IN THIS NUMBER

1. Name of Project Legacy Woods

2. Owner of Record Knox Village Inc. Phone 212-829-0100

Address: 126 East 56th Street New York New York 10022
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Legacy Woods Phone 212-829-1000

Address: 126 East 56th Street New York New York 10022
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan JLM Design Group Phone 610-825-6800

Address: 545 West Germantown Pike Plymouth Meeting PA 12462
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Jacobowitz & Gubits Phone 845-778-2121

Address 158 Orange Avenue Walden New York 12586
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Joseph Rosen 212-829-0100 _____
(Name) (Phone) (fax)

7. Project Location: On the East side of NYS Route 22
(Direction) (Street)

8. Project Data: Acreage 14.21 ac Zone R-4 School Dist. Newburgh

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Site consits of 14.21 ac undeveloped land consisting mostly of hardwood forest. Proposed active adult community development will consist of eight, three-story buildings totaling 183 one and two bedroom units and a 3.200 square foot clubhouse.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

20th DAY OF November 2007

ELAINE A. BEHR

Notary Public of New Jersey

My Commission Expires June 29, 2009

Elaine A. Behr
NOTARY PUBLIC


(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Knox Village Inc., deposes and says that he resides
(OWNER)
at 126 East 56th Street in the County of Manhattan
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map
(Sec. 70 Block 1 Lot 49.2)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he designates:

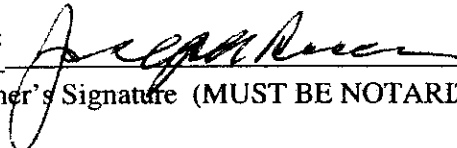
Jospeh Rosen, Knox Village Inc., 126 East 56th Street, New York, New York 10022
(Agent Name & Address)

Paul Pelusio, J. Robert Folchetti & Associates, LLC, 247 Route 100, Somers, New York 10589
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

****** 
Owner's Signature (MUST BE NOTARIZED)

20th DAY OF November 2007

ELAINE A. BEHR
Notary Public of New Jersey
My Commission Expires June 29, 2009


NOTARY PUBLIC

Agent's Signature (If Applicable)

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

Knox Village Associates

835 Blooming Grove Tpk.
Apt #1
New Windsor, NY 12553

Chase
JPMorgan Chase Bank, N.A.
New York, New York 10017

22882

021000021

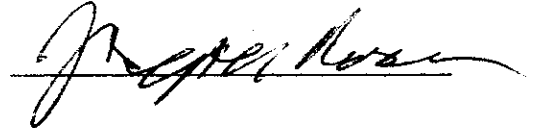
**** ONE HUNDRED TWENTY FIVE AND 00/100 DOLLARS

PAY TO THE
ORDER OF

11/19/07

\$125.00*****

Town of New Windsor
555 Union Ave.
New Windsor, NY 12553



⑈022882⑈ ⑆021000021⑆ ⑈0232007732⑈

DATE:11/19/07 CK#:22882 TOTAL:\$125.00***** BANK:Bank1032 - Cash in Bank - Checking
PAYEE:Town of New Windsor(town)

| Property Address | Invoice | Description | Amount |
|-------------------------|---------|-------------------|--------------|
| 835 Blooming Grove Tpke | | application fee's | 125.00 |
| | | | <hr/> 125.00 |

Knox Village Associates

835 Blooming Grove Tpk.
Apt #1
New Windsor, NY 12553

Chase
JPMorgan Chase Bank, N.A.
New York, New York 10017

22882

021000021

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PAY TO THE
ORDER OF

11/19/07

\$125.00*****

Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

NON-NEGOTIABLE

Knox Village Associates835 Blooming Grove Tpk.
Apt #1
New Windsor, NY 12553Chase
JPMorgan Chase Bank, N.A.
New York, New York 10017

22883

021000021

**** SEVEN THOUSAND FIVE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS

PAY TO THE
ORDER OF

11/19/07

\$7,575.00***

Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

⑈022883 ⑆021000021⑆ ⑈0232007792⑈

DATE:11/19/07 CK#:22883 TOTAL:\$7,575.00*** BANK:Bank1032 - Cash in Bank - Checking
PAYEE:Town of New Windsor(town)

Property Address

Invoice

Description

Amount

835 Blooming Grove Tpke

7,575.00

7,575.00**Knox Village Associates**835 Blooming Grove Tpk.
Apt #1
New Windsor, NY 12553Chase
JPMorgan Chase Bank, N.A.
New York, New York 10017

22883

021000021

**** SEVEN THOUSAND FIVE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS

PAY TO THE
ORDER OF

11/19/07

\$7,575.00***

Town of New Windsor
555 Union Ave.
New Windsor, NY 12553**NON-NEGOTIABLE**

PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST

The following items are to be returned to the Planning Board Secretary, **complete as a package**, to make application to appear before the Planning Board:

OFF (ONE ORIGINAL & TWO COPIES OF ALL EXCEPT PLANS)

- | | <u>CHECK</u> |
|---|---------------------|
| 1. Completed Page 1 and 2 of Application form. (Original Copy) | ✓ |
| 2. Agricultural Data Statement (If you answer yes to #9 on application) | N/A |
| 3. Applicant/Owner Proxy Statement (Original) <u>(MUST HAVE IF APPLICABLE)</u> | ✓ |
| 4. a. Applicable completed Check List for subdivision/L.L. Chg. or Site Plan | ✓ |
| b. Approval box on all sheets of plan as described in #4 of Subdivision Check List and #2 of Site Plan Check List. | |
| 5. Short ^{Long} Form EAF (Unless instructed to prepare long form). (Original & two copies) | ✓ |
| 6. Flood Hazard Area Development Application. | ✓ |
| 7. EIGHT Sets of plans – folded to fit in legal size file folder with name block showing. | ✓ |
| 8. SEPARATE CHECKS AS FOLLOWS: (Choose appropriate category for your project) | |

SITE PLANS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

| | | |
|--|-----------------|---|
| Special Permit Application and Review Fee..... | \$250.00 | ✓ |
| Application fee..... | \$125.00 | |
| Escrow <u>(Unless other amount specified at workshop)</u> | \$750.00 | ✓ |
| (Additional escrow due for multi-family dwellings) | | |
| | \$ <u>1,575</u> | |

SUBDIVISIONS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

| | | |
|---|----------|-------|
| Application Fee...(minor subdivision only)..... | \$ 75.00 | _____ |
| Application Fee...(major subdivision only)..... | \$150.00 | _____ |

ESCROW:

| | | |
|--|----------------|-------|
| Residential: \$200.00 each - for each of first 4 lots | | |
| \$100.00 for each additional lot - | Total:\$ _____ | _____ |

| | | |
|---|----------------|-------|
| Commercial: \$500.00 each - for each of first 4 lots | | |
| \$200.00 for each additional lot - | Total:\$ _____ | _____ |

LOT LINE CHANGE:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

| | | |
|--|-----------------------|-------|
| Application fee..... | \$75.00 | _____ |
| Escrow (Unless other amount specified at workshop). | \$200.00.....\$ _____ | _____ |

PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF PLANNING BOARD REVIEW.

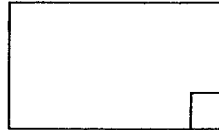
TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. N/A Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|------------|-------------------------------------|
| 22. | <u>✓</u> | Landscaping |
| 23. | <u>✓</u> | Exterior Lighting |
| 24. | <u>✓</u> | Screening |
| 25. | <u>✓</u> | Access & Egress |
| 26. | <u>✓</u> | Parking Areas |
| 27. | <u>✓</u> | Loading Areas |
| 28. | <u>*</u> | Paving Details (Items 25 - 27) |
| 29. | <u>✓</u> | Curbing Locations |
| 30. | <u>*</u> | Curbing through section |
| 31. | <u>✓</u> | Catch Basin Locations |
| 32. | <u>*</u> | Catch Basin Through Section |
| 33. | <u>✓</u> | Storm Drainage |
| 34. | <u>✓</u> | Refuse Storage |
| 35. | <u>N/A</u> | Other Outdoor Storage |
| 36. | <u>✓</u> | Water Supply |
| 37. | <u>✓</u> | Sanitary Disposal System |
| 38. | <u>✓</u> | Fire Hydrants |
| 39. | <u>✓</u> | Building Locations |
| 40. | <u>✓</u> | Building Setbacks |
| 41. | <u>✓</u> | Front Building Elevations |
| 42. | <u>✓</u> | Divisions of Occupancy |
| 43. | <u>✓</u> | Sign Details |
| 44. | <u>✓</u> | Bulk Table Inset |
| 45. | <u>✓</u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>✓</u> | Building Coverage (sq. ft.) |
| 47. | <u>✓</u> | Building Coverage (% of total area) |
| 48. | <u>✓</u> | Pavement Coverage (sq. ft.) |
| 49. | <u>✓</u> | Pavement Coverage (% of total area) |
| 50. | <u>✓</u> | Open Space (sq. ft.) |
| 51. | <u>✓</u> | Open Space (% of total area) |
| 52. | <u>✓</u> | No. of parking spaces proposed |
| 53. | <u>✓</u> | No. of parking spaces required |

** To be provided with next submittal*

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. 2/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. 2/A A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: [Signature] 11-20-07
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

I PAUL J. PELUSIO hereby certify that the
property or properties mentioned in this application is/are not located in a
flood zone.

Paul J. Pelusio
Signature

PLEASE NOTE:

* IF PROPERTY IS NOT LOCATED IN A FLOOD ZONE, PLEASE
SIGN ABOVE VERIFYING THAT. RETURN THIS FORM WITH
PLANNING BOARD APPLICATION

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE
COMPLETE THE ATTACHED PAPERS AND RETURN SAME
WITH PLANNING BOARD APPLICATION.